

Minutes from the Annual HOA Meeting 9/24/2025

**1. Call of Meeting to
Order: starting at 6:30 p.m.**

2. The Proof of Notice of this Annual Meeting : is the letter dated August 27, 2025 that was sent to homeowners announcing the upcoming Annual Meeting on September 24, 2025 by Association Manager, Dale Maristuen.

3. Roll Call and the Establishment of a Quorum: 25 members of the association, plus 6 members by proxy established a quorum of 31 members. Board members present included Board President Dick Pickhartz, Phil O'Neil, Rick Pratt, and Jackie Colaizy. PJ Nadeau was absent, and this would have been her last meeting as a board member as she has resigned her position after two years (and having served previously as Board President.) Thank you to PJ for your service ! Property Manager Dale Maristuen was also present.

4. The Secretary's Report and Financial Review: were discussed, with there being no current debt reported through August 25, 2025. The reports were accepted as read, with a motion to accept the reports made by Rick, and seconded by Phil, and they were unanimously carried.

5. Nominations and Election of Board Members: with two open board positions, Jackie agreed to run for another two year term, and Patti Bettiga was nominated by Rick, also for a two year term, and the motion was seconded by Lee Holden to nominate the two nominees. Ed McCormick made a motion to vote to elect Jackie and Patti to the board, and it was seconded by Mark Gilbert. The motion was unanimously carried. Welcome to the board Patti !

6. Unfinished Business: Dick reported that the board had voted to accept a bid for tree branch trimming and other treatments, along with dead tree removal and replacement of a dead tree by ClearScape, our current ground maintenance company. He reported that the work was set to start on September 26, 2025.

Dick also noted the importance of all neighbors helping to keep our neighborhood looking good by picking up trash, weeding, and moving rocks off lawns and back onto landscape beds (so they don't get shot at siding when hit by lawn mowers,) and watering trees and shrubs as needed. He suggested that all neighbors spend about 1-2 hours per month, with keeping our grounds in good shape, and saving the HOA money. He noted that painting and staining trim, and the neighborhood pergola (Pergolatory!) are also ways to cut costs for our association.

Dick noted that permits are required by the City of Hugo for solicitors who come to our neighborhood association, and without permits they are not allowed to come to our doors. He noted that if there is no permit, and a solicitor doesn't leave when asked to, Washington County Sheriff should be called. Dick reminded us that this is

a private community; we own the streets here, and that there are signs posted to show that.

7. New Business: Dale discussed how the board chose our new master homeowners insurance policy with HDI Global Insurance company, and he read over the specific coverages of the policy and other information listed on handouts given to all association members. Dale also noted that our insurance costs had doubled from the previous insurance policy, as was typical for all insurance companies due to the huge increase in claims from severe weather and natural disasters. He said that our budget has actually been at a deficit since this past June due to the increase in insurance cost, and we will need to increase HOA dues. He also noted that our association has been at a deficit since the builder never set for dues (\$240 per month) and we have been playing catch up since then. This was likely a sales incentive for the builder. Debbie Closmore commented that our HOA dues are noticeably less than many nearby associations.

Additionally, Dale noted that our grounds maintenance costs will increase by 3% starting in January, when we will need to start covering our actual costs.

Lee Holden commented that interest income investments may help to offset costs. Scott Mohr asked if securities investments may be used by the HOA, and Dale said that is possible, as long as investments don't ever lose money or equity.

7A. Committee Reports: **Landscaping Committee:** established tree trimming and treatment plan with ClearScape. ClearScape planted grass seed and sod to replace areas in yards damaged by snow plows. **Architecture Committee:** Association pergola to be stained next spring. **Social Committee:** consists of Debbie Closmore, Helen Pratt and Suzanne Wiebusch who are planning to schedule a Holiday Party on the first Sunday of December, December 7th.

8. Homeowner Input: Joy Neumann discussed her disappointment that the board had rejected a request by John Grundner to place Christmas lights on the neighborhood pergola. Joy and Jerry Neumann had agreed to provide electricity from their home for the lights. The rationale for rejecting the request was to keep the area private, and to discourage people from driving through the neighborhood to view the lights. After further discussion, and limits to only install lights on the pergola and and cement work there, and no there decorations, a vote was put to the association members. It was also agreed that the lights could be put up from Thanksgiving 2025, until January 2nd, 2026 on a year trial basis. Mark Gilbert made a motion to approve the one year pergola lighting, and it was seconded by Rick. The motion was approved by a majority of the association membership. Homeowners should inform the board if they notice cars driving around the neighborhood and turning in peoples' driveways to view the Christmas lights on the pergola.

Don Lier reported that irrigation taking place on his property is spraying his house and window. He also reported that the black landscape edging has come up

from his property. Jerry Neuman reported that last year ClearScape did not plow snow from some fire hydrants, and there was a problem with snow being piled up at the end of the street near the pergola. Dale said he had already talked to Joey at ClearScape about these issues, and they will be corrected. Dale reminded the association membership that it's important to report these kinds of issues to him so that he can make ClearScape aware that they need to be addressed.

Rick noted that our HOA website is active online and it shows our meeting minutes, forms, and other information, but doesn't show any financial information, or our directory. The website address is: villasofvictormeadowhoa.org (all small letters)

9. Adjournment: A motion was made by Jackie to adjourn the Annual Meeting, and it was seconded by Ron Vilandrer. The motion was unanimously carried. The meeting was adjourned at **7:33 p.m.** The next quarterly board meeting is yet to be determined.

Respectfully submitted by
Jackie Colaizy